

DISTRICT II ADVISORY BOARD

Minutes – February 4, 2002

The District II Advisory Board meeting was held at 7:00 p.m. at the Rockwell Branch Library, 5939 E. 9th Street North.

Members Present

Vice Mayor Joe Pisciotte
David Babich
Kevin Bright*
Michele Chauncey
Charlotte Foster
John Fuller
Tim Goodpasture
Shirley Jefferson
Mike Jones

Members Absent

Martha Bruce Fair
Larry Frutiger
Joe Johnson*
Mike Pompeo
Kathy Wegner

City of Wichita Staff

Donna Goltry, MAPD
Vicki Huang, Public Works
Donte Martin, CMO

Guests

Naomi Anderson
Steve Anderson
Alan Bundy
Rita Bundy
Willow Eby
John Fiske
Shirley Fiske
Kandy Fresh
Marc Fresh
Dan Gray
Gerald Kruse
Troy Lindemann
Chuck McGuire
Nancy McGuire
Morris Neff
Patrice Neff
Ken Stuerke
Brad Teeter
Max Weddle

Council Member Joe Pisciotte called the meeting to order at 7:00 p.m.

John Fuller (Chauncey) moved the agenda be approved as amended to combine items 3 and 4. The motion passed (7-0).

Michele Chauncey (Foster) moved the minutes of the December 3, 2001 be approved as amended to reflect Kevin Bright being present. The motion passed (7-0).

No items were submitted for the board agenda, or the unfinished business agenda.

PUBLIC AGENDA

1. Noise and Nuisance Ordinances – Kandy Fresh

Kandy Fresh addressed the DAB concerning noise and lighting issues with All Star Sports located on Webb Road. Reportedly All Star Sports continually plays loud music that can be heard throughout adjacent residential areas. Residents of Lakepoint also have concerns with the lighting at All Star Sports that negatively impacts nearby homes. According to Ms. Fresh the City of Wichita's nuisance codes do not adequately address these lighting and noise issues.

2. Simply Neighbors

Dave Miller, owner/operator of Simply Neighbors presented information about their innovative website that allows neighborhood and homeowner associations free access to post a web page with information about their neighborhood. Administrative access to the various neighborhood web pages is restricted to registered users. Anyone seeking information about neighborhoods within the city of Wichita may use the website to research and explore. The web sites include a trading post feature that can be used similar to classified ads. Simply Neighbors will do the initial setup for each site, but the association will be responsible for the maintenance and content of their site.

NEW BUSINESS

3. Creation of an Improvement District for Paving and the Installation of a Waterline within the Springdale East Addition

Vicki Huang, Public Works, presented this petition for the creation of an improvement district for paving and the installation of a waterline within the Springdale East Addition. A petition representing 84.68% of the improvement district area has been submitted in support of the paving project. A petition representing 88.26% of the improvement district area has been submitted in support of the waterline installation.

The estimated project cost for the paving project is \$250,000. \$8,620.69 would be assessed to each lot within the improvement district. The proposed method of assessment is the fractional basis.

The estimated project cost for the waterline project is \$66,000. \$2,357.14 would be assessed to each lot within the improvement district. These costs do not include financing costs and connection fees. The connection fees cannot be spread over 15 years as special assessments.

Charlotte Foster how long would the assessments last.

Huang replied the lot owners could pay their costs through special assessment financing for a period of 15 years. The owners also have the option of paying the costs up front.

Mike Jones asked if there would be a need to acquire land or right of way in these areas.

Huang stated the roads are already in place and that this project would merely pave the existing roads. There will not be a need to acquire right of way.

Vice-Mayor Joe Pisciotte asked if the DAB needed to take any official action on this item.

Huang replied that no official action was necessary and that the item would next appear before City Council.

Action taken: received and filed.

PLANNING AGENDA

4. CUP 2001-00046 DP-239 The Gateway Center Community Unit Plan Amendment #2

Donna Goltry, MAPD, presented this requested amendment to the Gateway Center CUP to increase wall signage on Parcel 12-A. The Gateway Center CUP includes the Warren Northeast Theatre that is currently under construction. Parcel 12-A contains the theatre complex and the increased wall signage would occur on the theatre marquee.

Goltry described the request and responded to questions. Ms. Goltry explained that MAPD staff recommended approval of the CUP amendment subject to conditions listed in the MAPD staff report.

Brad Teeter, agent for the applicant, discussed the development plan and explained the specifics of the request. Mr Teeter presented the theatre design that resembles a New York art deco style theater. Mr. Teeter explained that due to the size of the theatre there is a need for a larger sign and that the owners of the theatre have agreed to forfeit their rights to signage along K-96 highway.

Goltry added that there are no residences within the official protest area.

Tim Goodpasture asked for a comparison of the sign being requested and the signage at the Warren West Theatre.

Teeter replied the requested sign would be 9ft. by 40ft. and that the West Warren sign is 10ft. by 40ft.

Max Weddle asked if the entire development had forfeited the right to signage on K-96 and how close in proximity is the theatre to the pipeline that runs in the area.

Goltry replied that other businesses within the development could still post signs on K-96 and that there was approximately 50ft of easement between the theatre and the pipeline.

Troy Lindeman stated that he lives in White Tail, which lies outside the official protest area; although outside the official protest area White Tail may be negatively impacted by the increased signage. Lindeman asked which direction would the signage lights shine.

Teeter replied the lighting would shine towards the theatre.

Vice-Mayor closed public comment and asked the DAB for a recommendation.

Mike Jones (Jefferson) moved the staff recommendation be approved as submitted. The motion passed (7-0).

Action Taken: DAB II recommended approval of the amendment as submitted.

With no further business the meeting adjourned at 9:15.

Respectfully submitted,

Donte Martin
Neighborhood Assistant
District II